

**Bent Creek Homeowner's Association  
Board Meeting Minutes  
November 10, 2020**



**Board Attendees**

Jeremy Vanover, Jeri Buti, Robert Gooch, Stacey Simms, Courtney Figueiredo, Brad Clark, Marcus Gaut, Chris Boone

Call to Order by Jeremy Vanover, vice president, at 6:05 p.m.

The board recognized its newest Bent Creek board member - Courtney Figueiredo. Courtney is replacing Charlie Hardee, who served on the board for two years.

Review of homeowner issues submitted via Zoom

**REVIEW OF BOARD ACTION SINCE LAST MEETING**

Approval of tree removal at 61 Crystal Creek

Approval of fence at 19 Cedarow

Approval for new property owners at Lot 38 in Worthington to face their future house toward Cavalier

Approval of tree removal at 25 Crimson Wood

Approval of tree removal at 21 Pine Meadow Loop

Approval of engaging attorney for two letters to homeowners in Worthington for continued non-compliance

Approval of vinyl pool liner quote for Dandridge pool from Clear Water pools of Columbia, MS.

**REVIEW OF HOMEOWNERS ISSUES**

Hugh and Pam Bolton commented about needs for landscaping improvement at the Bent Creek entrance. Discussion about landscaper and issues at that entrance. Courtney agreed to help improve that entrance, and the board will receive a proposal from her on color and design soon.

Pam Bolton is willing to chair a new Landscaping Committee for Bent Creek.

Marcus Gaut recommended that Bent Creek have a neighborhood improvement project once per month to include homeowner involvement.

Question on dogs roaming.

Question on sending print information, including covenants, to homeowners. Discussion on the cost of print information and that these items are located on social media, the HOA website, and linked in the newsletter.

Question on use of fines for HOA violations. The board stated that fines are a needed element of deterrence and they have worked, but the board does not 'want' to assess a fine.

Need for fixed street sign at corner of Crystal Creek and Bent Creek. Others are also needed. HOA needs a welder to fix these signs. Mike Weeks was recommended

Question on who addresses street repairs. Contact information was distributed for Mitch Brent, the county supervisor.

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Suggestion was made for more community events. It was recommended that a community engagement committee could be established to assist. Kacy Lassere agreed to chair this committee.

#### **REPORTS**

##### **Review of Finance Report and Minutes**

The board reviewed the Q3 finance report, balance sheet, and minutes.

Motion to approve: Stacey Simms

Second: Brad Clark

Motion carried

##### **Security**

Review of two security camera upgrade options. The board discussed both a hosted option through ProjectNOLA and a closed system through Jared Gilliam. After reviewing the proposals, a motion was made to test the ProjectNOLA system on two cameras, one at an entrance and one at a pool.

Motion to approve: Jeremy Vanover

Second: Jeri Buti

Motion carried.

Jack Rayner provided a report of a recent string of auto-burglaries that resulted in stolen weapons. The suspects were caught and most weapons returned.

##### **Landscaping, Parks, Pools, Facilities**

Winter planting options were discussed. Motion was made by Chris Boone to delay winter planting to save money in the budget. No second.

Motion by Brad Clark to have winter planting with specific plants reviewed by the aforementioned landscaping committee.

Second by Jeri Buti.

Motion carried.

#### **NEW BUSINESS**

##### **2021 Budget**

The board reviewed the proposed 2021 budget in relation to the 2020 YTD and 2019 Actual. The board approved use of a new association management database, allowing members to pay dues online. This cost is built into the technology line item of the 2021 budget.

Motion to approve the 2021 budget with an estimated 5% increase in dues, to \$373.00 by Stacey Simms.

Second by Chris Boone.

Motion carried

Motion to adjourn by Jeremy Vanover

Second by Jeri Buti

Adjourned at 8:25 p.m.